



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

3 No. Lowell Road, Windham, New Hampshire 03087

(603) 432-3806 / Fax (603) 432-7362

www.WindhamNH.gov

Zoning Board of Adjustment

Public Hearing Notice

June 14, 2016

7:30 pm @ Community Development Department

Lot 25-D-30 & 40, Case # 16-2016

Applicant Joseph Maynard

Owner-Windham Marblehead Properties LLC & South Fork Properties LLC

Location-36 Marblehead Road

Zoning District-Residence A and Wetland & Watershed Protection District (WWPD)

Variance relief is requested from **Section 702, App. A-1** of the Windham Zoning Ordinance to allow each dwelling area to be less than the required 100 ft. by 100 ft. rectangle development box and less than the required 30,000 sq. ft. of contiguous area, and from **Section 603.1.1** of the Windham Zoning Ordinance to allow multiple dwellings per lot, where only one (1) dwelling per lot is allowed.

Lot 25-D-30 & 40 Case # 17-2016

Applicant Joseph Maynard

Owner-Windham Marblehead Properties LLC & South Fork Properties LLC

Location-36 Marblehead Road

Zoning District-Residence A and Wetland & Watershed Protection District (WWPD)

Variance relief is requested from **Sections 601.3, 601.1, 601.4.2, 601.4.5** of the Windham Zoning Ordinance to allow the reduction of the WWPD to 25 ft. in the area of units 1 & 2.

Lot 17-M-142, Case # 18-2016

Applicant-Joseph Maynard

Owner-Judy Denardo

Location-8 York Road

Zoning District-Residence A and Cobbett's Pond and Canobie Watershed Protection District

Variance relief is requested from **Section 702, App. A-1** of the Windham Zoning Ordinance, to allow a dwelling to be constructed on a lot with 7,500 sq. ft. where a minimum 50,000 sq. ft. is required, frontage of 78 ft., where 175 ft. is required, 25 ft. front setback, where 50 ft. is required, a 9 ft. east setback where 30 ft. is required and a 16 ft. west side setback, where 30 ft. is required.

Lot 11-A-570 & 580, Case # 19-2016

Applicant-Joseph Maynard

Owner-Mesiti Indian Rock Road LLC & Windham Lowell Road Development, LLC

Location-1 North Lowell Road

Zoning District-Village Center District

Variance relief is requested from **Section 612.2.1** of the Windham Zoning Ordinance to allow single family dwellings in the Village Center District, which is not allowed.

Lot 17-J-142, Case # 20-2016

Applicant-Joseph Maynard

Owner-Shawn & Ashley Thrasher

Location-19 Gardner Road

Zoning District-Residence A, Cobbett's Pond & Canobie Lake Watershed Protection

Variance relief is requested from **Section 702, App. A-1** of the Windham Zoning Ordinance to allow a dwelling to be constructed on a 9,000 sq. ft. lot where the minimum lot size is 50,000 sq. ft., 74 ft. frontage where 175 ft. is required, 10 ft. front setback, where 50 ft. is required, 15 ft. west side setback where 30 ft. is required, 18 ft. east side setback where 30 ft. is required, 24 ft. lake setback where 50 ft. is required.

Lot 17-J-104, Case # 21-2016

Applicant-Joseph Maynard

Owner-Roberts Family Trust

Location-15 Rocky Ridge Road

Zoning District-Residence A and Cobbett's Pond and Canobie Lake Watershed Protection District

Variance relief is requested from **Sections 200 & 603.1** of the Windham Zoning Ordinance to allow a garage to be constructed without a dwelling on the lot.

Copies of all Zoning Board of Adjustment applications and materials are available for review at the Community Development Department; open Monday 8am-7pm & Tuesday – Friday 8am – 4pm.